

- RESIDENTIAL -
- COMMERCIAL -
- CONSTRUCTION -

187 ROUTE 57 SOUTH  
PHOENIX, NEW YORK 13135



TOLL FREE NUMBER  
1-800-4GARAGE

LOCAL  
(315) 695-7073

[www.hlangdongarages.com](http://www.hlangdongarages.com)

We would like to take this opportunity to introduce our company, H. Langdon Garage Builders & Supply Inc., featuring custom built detached garages. Our family business has specialized in this type of construction for over 45 years. Our garages are of superior quality and custom designed to suit your specific needs.

H. Langdon Garage Builders and Supply Inc. is located one mile south of Phoenix at 187 Route 57. On the premises we have constructed a model two car garage, please feel free to stop by anytime.

Included in the pricing of each garage is the Concrete Foundation, the actual Building, T 1-11 or Vinyl siding, (1) Entry Door, (1) Window, and (1) Overhead Door for each 10' of width. These are not prefabricated structures. They are "stick" build on site with a Truss Roof design and our experienced building professionals use only premium grade materials. This is a total and complete turnkey finished garage, custom designed and built to your specifications.

In addition, H. Langdon Garage Builders install overhead garage doors and is a factory representative for Lift-Master Garage Door openers, both residential and commercial.

To schedule an appointment with Harry for a free, no obligation estimate, just call 1-800-4GARAGE or 315-695-7073. Harry will be happy to meet with you at your convenience.

Compare the quality of garages to the rest, only then you'll know "You Made the Right Call".

Sincerely,



Harry R. Langdon, President

\*\*\*See Attached Pricing and Specification Sheets\*\*\*  
Check out our website at: [www.hlangdongarage.com](http://www.hlangdongarage.com)

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## Compare **H. Langdon Garage Builders** to Other Contractors

**H. Langdon** prides itself on construction done the right way:

- ❖ Premium 4 ply plywood on the walls, not OSB board
- ❖ All premium materials
- ❖ Hurricane Clips on trusses for stronger roofs against wind
- ❖ We use Anderson Windows, not cheap vinyl
- ❖ All Materials are stored in a dry warehouse out of weather
- ❖ We remove all grass and topsoil before we prepare site for concrete
- ❖ We use 4000# concrete not 3500#
- ❖ A heavier compactor to prepare garage base with Runner Crush or gravel
- ❖ We saw cut the concrete slab
- ❖ Our blocks are pinned to the slabs with rebar
- ❖ Anchor bolts are installed, as per code
- ❖ We parge the outside of the blocks, for a better finished look
- ❖ We caulk the bottom plate
- ❖ We have a great working relationship with all CNY villages and towns

Harry has 49 Years Experience Building Custom Garages!

“You Made the Right Call”

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## GARAGE PRICES

	SIZE	TEXTURE 1-11 SIDING	VINYL SIDING
1 Car	12x22	\$14310	\$17295
	12x24	15090	18025
	14x22	15675	18620
	14x24	16635	19525
1 1/2 Car	16x22	17225	20180
	16x24	18255	21195
	18x22	18565	21610
	18x24	19910	22755
2 Car	20x22	20390	23335
	20x24	21730	24540
	22x22	21980	24790
	22x24	22530	26395
	24x22	23530	26395
	24x24	25210	27900
2 1/2 Car	26x22	25030	27690
	26x24	26750	29480
	28x22	26460	29150
	28x24	28250	31290
3 Car	30x22	27895	30940
	30x24	30130	33210
	32x22	29510	32610
	32x24	31685	34790
	34x22	30870	34040
	34x24	32220	36355
3 1/2 Car	36x22	32600	35630
	36x24	35645	38150
	38x22	35535	37515
4 Car	38x24	37700	39130
	40x22	35730	39700
	40x24	38245	40910
	42x22	38035	40335
	42x24	39515	42855

### OPTIONAL PRICES:

4" floor drain in concrete slab, piped to edge, add \$350.00

16'x7' steel overhead door (2 car) as opposed to two single doors, add \$500.00. Insulated add \$800. Insulated w/glass add \$1100.00

Single car steel overhead door (9'x7' or 8'x7') - add \$900.00.

Extra 2'8"x6'8" insulated steel entry doors - \$464.00 w/glass \$525.00.

Extra 24"x32" double hung windows - \$345.00 each for vinyl or alum. windows

Additional fascia overhang over 12":  
\$9.00 per sq. ft. Alum.

Gable overhangs - \$10.00 per sq. ft. for T1-11

Aluminum gable overhangs - \$12.00 per sq. ft. for vinyl

Automatic garage door opener, installed -  
1/3 h.p. \$375.00 1/2 h.p. \$425.00

Additional concrete or aprons - \$10.00 per sq. ft.

8'x7' or 9'x7' Raised Panel overhead steel doors w/glass add \$300.00 • Insulated doors w/glass add \$550.00 • Insulated doors only add \$275.00

We will construct on a course or more of concrete blocks at \$10.00 a linear ft. of perimeter.

We will construct any size garage in 2' increments.  
(Eg. 28'x30', 26'x26')

Ridge vent available - \$12.00/ft.

Overhead doors are available in many styles and sizes.

Many different siding materials available.  
We can match siding and roof color.

45° angles on door - \$100

Tyvek \$3.50/linear ft.

10' walls \$30 per ft. to perimeter

12' walls \$33 per ft. to perimeter

Over 1000 Sq. Ft. - \$38.25 per sq. ft.  
with TEXTURE 1-11 siding.

Over 1000 Sq. Ft. - \$40.90 per sq. ft.  
with VINYL siding and trim.

Prices include all labor, concrete slab, building materials,  
and construction except painting.

See the garage specifications for other details.

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## LIST OF STANDARD SPECIFICATIONS FOR FREE-STANDING GARAGES

1. REINFORCED CONCRETE FLOOR – 5” thick monolithic reinforced concrete floor with 12” perimeter thickness. Reinforcement is 6x6 10/10 welded wire mesh reinforcing steel with two rows of 1/2” rebar on slab bolsters around the perimeter. 4000 psi concrete is used along with air entrainment to help protect against future salt damage. Garages may be constructed on a course or more of concrete block. The concrete is saw cut to control expansion.
2. EXTERIOR WALLS – 2”x4” studs 16” o.c. with a pressure treated bottom plate and a double top plate with a second plate overlapping intersecting walls. Racking resistance of walls exceeds building code requirements. Interior height 8’1”. Headers over single car doors are built up 4x12’s with 4x6’s over entry doors and windows.
3. WINDOWS – One 24”x32” vinyl double hung sash unit with sash lock. Overall unit size 30”x41”.
4. SERVICE DOOR – One 2’8”x6’8” flush steel insulated, without glass, unit with keyed entry lockset with threshold.
5. ROOF – 4/12 pitch or equivalent truss rafters utilizing 1550f stress rated chords where applicable and suitable for 55 psf loading. (NOTE: 2”x6” rafters are unsuitable for a span over 14 ft in the Central New York region). Heavy duty truss rafters available for snow belt regions where loading may exceed 55 psf. 1/2”x4’x8’ C.D. plywood sheathing under synthetic underlayment and 240# thick butt self-sealing asphalt roof shingles. Metal drip applied along rake and fascia.
6. WOOD EXTERIOR GARAGES – Siding is 5/8” Texture 1-11 with vertical grooves 8” o.c. Exterior trim consists of 1”x8” smart trim fascia and rake. Smooth faced exterior plywood enclosed soffits (12” wide). Our standard garage doors are your choice of 9’x7’ or 8’x7’ steel. The doors are uninsulated with no glazed sections. (Check with contractor for other options).
7. VINYL EXTERIOR GARAGES – Siding is .042 thick and 50 year warranty. Won’t dent, scratch or rust and maintenance free (applied over 1/2” C.D. plywood sheathing in a choice of many colors). Exterior trim consists of white aluminum fascia and rake and 12” wide white aluminum enclosed vented soffits. Our standard garage doors are your choice of 9’x7’ or 8’x7’ steel. The doors are uninsulated with no glazed sections. (Check with contractor for other options).
8. COMPLETION TIME – Specified on the contract and usually we are completed ahead of time, except where unreasonable weather or other unplanned delays occur.
9. OPTIONS AVAILABLE – See price sheet.

\* Refer to latest price sheet for sizes, prices and other details.